



Twin Falls Historic Preservation Commission Agenda

Monday, August 3, 2026, 2:00 PM

203 Main Ave East
Twin Falls, ID 83301

Council Chambers

Members: Jennifer Shaffer Chairperson, Gary Sipe Vice Chairperson, Terry McCurdy, Sharon Dowdle, Philip Hubbs

Council Liaison: Greyson Stone

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Request to approve minutes from the following meeting: July 6, 2026.
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for exterior windows and doors on property located at 250 Main Avenue North. (PZ26-0087)
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness for proposed new signs on property located at 147 Main Ave E. c/o Lytle Signs on behalf of Verin Properties, LLC PZ26-0095
 - c) **ACTION ITEM:** Request for a Certificate of Appropriateness for proposed new signage on property located at 146 2nd Avenue South. (PZ26-0097)
- 4) Old Business
 - a) Update on 250 projects
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) September 14, 2026.
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Historic Preservation Commission Minutes

Monday, July 6, 2026, 2:00 PM

203 Main Ave East
Twin Falls, ID 83301

Council Chambers

Members: Jennifer Shaffer Chairperson, Gary Sipe Vice Chairperson, Terry McCurdy, Sharon Dowdle, Philip Hubbs

Council Liaison: Greyson Stone

1) Confirmation of Quorum/Call Meeting to Order

Vice-Chairperson Sipe called the meeting to order at 02:02 PM

Members Attending: Sipe, Hubbs, McCurdy, Dowdle

Staff Attending: Strickland, Green

2) Consent Calendar

- a) Request to approve minutes from the following meeting: June 1, 2026.

MOTION: Commissioner Dowdle moved to approve the minutes from the June 1, 2026, meeting. Commissioner Hubbs seconded the motion.

Approved 4 to 0.

3) Certificate of Appropriateness

4) Old Business

- a) America 250/Time Capsule

Discussion on the status of the America 250 HPC project. The Commission likes the packet and is excited to see the entries and likes the idea of holding it open until later in the year to get more people involved.

5) New Business

Special meeting for CoA on the 20th of July at 2:00.

6) Upcoming Meeting(s)

- a) August 3, 2026

7) Adjournment

The meeting adjourned at 02:49 PM

Jody Green, Planning Technician



Date: Monday, August 3, 2026
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for exterior windows and doors on property located at 250 Main Avenue North. (PZ26-0087)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The applicant is proposing to do a facade improvement on the back of the building located at 250 Main Ave N and restore the window spaces that have been covered with plywood.

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regards to the application. The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The Commission may approve, approve with conditions, or deny the request. Any conditions placed by Commission shall be specifically listed on the Certificate and shall be completed as part of the approval. Any decision of the Commission may be appealed to the City Council in writing within 15 days of final approval.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-4 Historic Districts and Regulations states the regulations included in this section apply to all properties located within the Twin Falls Downtown, City Park and Warehouse Historic District.

Any applicant desiring to construct, repair, alter, restore, modify, relocate, demolish, or change in any manner the exterior portion of any building or structure within the Historic Districts listed in this section shall apply for and receive a Certificate of Appropriateness prior to any granting of building permits or changes to the exterior portion of said building or structure.

History:

In 2000 a survey of the downtown area was completed to create an historic district recognized on the National Registry of Historic Places. In 2017, this district became a locally recognized historic district and design guidelines were adopted for the Certificate of Appropriateness process. Following the adoption of the Certificate of Appropriateness process for this district, this building received approvals for exterior changes to remove the metal siding and restore the facade along the front of the building.

Analysis:

Analysis of the request is as follows:

The proposed rear elevation windows are currently obscured by plywood. The proposal is to remove the

plywood and restore the windows with a compatible style and material that doesn't detract from the character of the building. The window style proposed have a narrow profile and are divided a typical style for the time period of the building. The change will preserve the original masonry wall, and retain the historic openings. The change should have minimal impact on the original construction and does not create a false historical appearance. The proposed new windows could be considered compatible with the guidelines and appropriate for a rear elevation.

Conclusion:

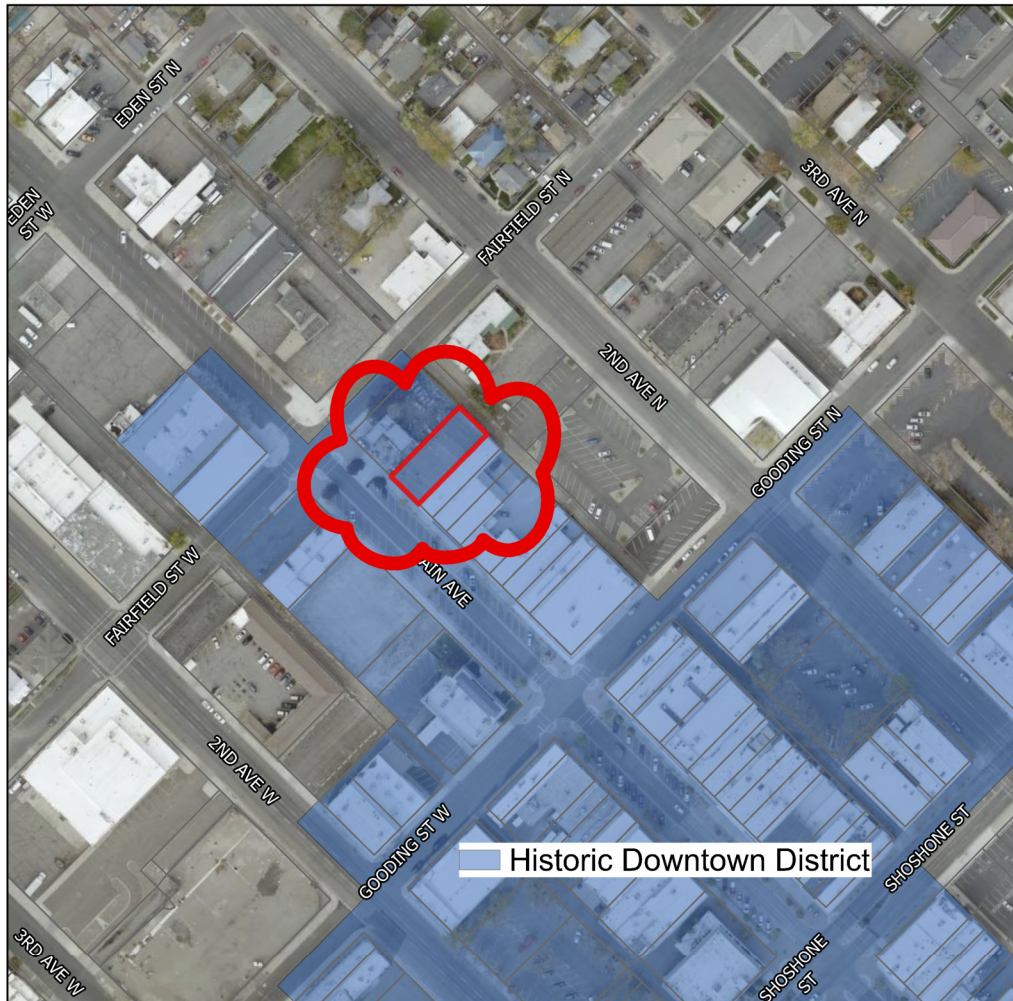
Upon conclusion, the final decision on the request is made by the commission. The commission can approve the request as presented, approve with conditions, deny the request or table the request for additional information. Should the Commission approve this request, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the applicant obtaining permits as required by City Code Standards.

Attachments:

1. PZ26-0087 Subject Property & District Map
2. PZ26-0087 Applicant narrative
3. PZ26-0087 Exhibits
4. PZ26-0087 NRHP- Information

Subject Property & District



Historic Preservation Review Narrative

Project Address: 250 Main Ave N Twin Falls ID 83301

Existing Building and Current Condition

The proposed project is limited to the rear (south) elevation of the existing historic building, which currently serves as an unfinished warehouse space used by Sequoia Children's Center.

The rear elevation has been altered over time. The original window openings were previously covered with plywood, eliminating the natural light that historically entered the building. As a result, the rear façade has remained largely inactive and without architectural detail for many years.

This project does not alter the front or primary street-facing elevations of the historic building. Work is limited to restoring window openings on the rear façade and improving the functionality of the existing warehouse space for educational use.

Description of Proposed Changes

The proposed project restores natural light to the existing warehouse by reopening original window locations and installing new windows within the rear elevation.

The work includes:

- Removal of plywood currently covering the original window openings.
- Installation of one square window within the existing historic opening on the left side of the rear elevation.
- Installation of one arched window within the existing opening on the right side of the rear elevation.
- Conversion of the existing warehouse into a nature-inspired indoor/outdoor educational play environment for preschool children.
- Updating the current corrugated iron on the back top of the building.
- No expansion of the building footprint.
- No modifications to the front or primary street-facing elevations.

The arched window was selected because it complements the building's architectural character while maximizing natural daylight within the educational space. Increased

natural light will improve the functionality of the existing warehouse while enhancing the appearance of the rear elevation.

Materials

The proposed windows will be:

- Home Depot supplied windows
- Sand-colored exterior finish
- Tempered safety glass
- Low-maintenance vinyl construction
- Energy-efficient insulated glazing

The neutral sand-colored finish was selected to complement the existing exterior materials while maintaining a simple and understated appearance.

Existing exterior siding and building materials will remain in place wherever practical.

Window Dimensions and Placement

Left Window

- Square window
- **Dimensions: 4 feet wide × 8 feet high**
- Installed within the original historic window opening on the left side of the rear elevation.
- The existing opening will be utilized without enlarging the façade.

Right Window

- Arched window
- **Dimensions: 6 feet wide × 8 feet high**
- Installed within the existing window opening on the right side of the rear elevation.
- The arched design was selected because it complements the building's architectural character while maximizing natural daylight within the educational space.

- The existing opening will be utilized without significantly altering the historic rear façade.

Exact placement is shown on the accompanying elevation drawings.

Historic Preservation Considerations

Compatibility of Materials

The proposed windows utilize durable vinyl construction with a neutral sand-colored exterior finish that complements the existing building materials. The tempered safety glass provides durability and code compliance while maintaining a simple appearance appropriate for the building.

The selected materials are compatible with the existing structure and are intended to improve the long-term preservation and continued use of the building.

Architectural Consistency

The project restores architectural elements that historically existed on the rear elevation by reopening former window locations that had previously been covered.

The overall appearance remains simple and consistent with the existing building while improving the balance and rhythm of the rear façade.

Reversibility

The proposed improvements are confined to existing window openings and do not significantly alter the primary structure of the building.

Future modifications could be completed without impacting the building's primary historic features.



From thisto this:



Preservation of Historic Features

Existing building materials will be retained wherever feasible.

Rather than creating entirely new openings, the project restores former window locations that had previously been covered with plywood.

No significant historic architectural features are proposed for removal.

Enhancement of Historic Character

The project enhances the historic character of the building by restoring natural light through the reopening of former window openings. Reintroducing windows returns architectural interest and visual balance to the rear elevation while improving the continued use and stewardship of the historic structure.

The project allows the building to once again benefit from natural daylight in a manner consistent with its original purpose while adapting the interior to serve today's educational needs.

Avoidance of Removal of Significant Features

The project avoids the removal of significant historic features.

Only the plywood coverings that currently conceal the former window openings will be removed.

The existing building footprint, roofline, structural walls, and primary historic façades will remain unchanged.

Architectural Integrity

The proposed work respects the original scale, proportions, and character of the building.

Improvements are limited to the rear elevation and are intended to restore natural light while maintaining the architectural integrity of the existing structure.

Compatibility with Surrounding Historic Structures

The proposed improvements maintain a simple architectural appearance that is compatible with neighboring historic buildings.

The sand-colored window finish, restrained design, and restoration of former window openings ensure the project complements the surrounding historic district while enhancing the appearance of the rear elevation.

Historic Materials

Existing historic materials will be retained and polished (the brick has graffiti on it and the graffiti will be stripped).

The original window locations will be reopened, allowing the rear elevation to regain natural light while preserving the overall character of the building.

Where replacement materials are required, they have been selected to be compatible with the existing structure in appearance, scale, finish, and function.



National Registry Information



14. J.A. Barrett Auto Co.
250 Main Avenue N.
Contributing
c. 1921

The physical integrity of this building has been compromised by the application of vertical wood siding over original wall openings. Today only a four-panel display window and two glass doors remain in what was once most likely a large expanse of glass. Despite this recent siding, the building's unusual masonry ornamentation is still evident: squares and diamond patterns in the frieze, quoins, and inset horizontal panels on the piers. Because the massing and the original brick design is visible, the building is considered contributing.

Born in Morgan, Utah in 1882, John A. Barrett moved to Twin Falls in 1912 to work for a Studebaker car dealership. The 1918 city directory mentions his name under "J.A. Barrett Studebaker Bros. Co. of Utah," although his business was not this address. By 1922 the Sanborn map indicates the existing building with his name, but apparently Barrett's was not here long as it fails to appear after 1926 in the directory. His obituary states that he moved to Long Beach, California after living in Twin Falls, so perhaps he moved to that community during the late 1920s.⁵

The building's use during the 1930s is unclear; from 1941 until 1960 it was used as the "Bowladrome." For a few years in the early 1960s it sat vacant, until 1965 when the D & B Supply Co. Inc., an agricultural implement firm, occupied the building. Today a printing company is located here.



Date: Monday, August 3, 2026
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for proposed new signs on property located at 147 Main Ave E. c/o Lytle Signs on behalf of Verin Properties, LLC PZ26-0095

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This is a request for a certificate of appropriateness for signage and building identification changes for property located at 147 Main Ave E.

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regard to the application. The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The Commission may approve, approve with conditions, or deny the request.

Any conditions placed by the Commission shall be specifically listed on the certificate and shall be completed as part of the approval. Any decision of the commission may be appealed to the City Council in writing within 15 days of the final decision.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-4 Historic Districts and Regulations states the regulations included in this section apply to all properties located within the Twin Falls Downtown, City Park and Warehouse Historic District. Any applicant desiring to construct, repair, alter, restore, modify, relocate, demolish, or change in any manner the exterior portion of any building or structure within the Historic Districts listed in this section shall apply for and receive a Certificate of Appropriateness prior to any granting of building permits or changes to the exterior portion of said building or structure.

History:

The subject property was built circa 1909 and listed as non-contributing on the National Registry of Historic Places. In 2000, a survey of the downtown area was completed to create an historic district recognized on the National Registry of Historic Places. In 2017, this district became a locally recognized historic district and design guidelines were adopted for the Certificate of Appropriateness process. Following the adoption of the Certificate of Appropriateness process for this district, the building has received several approvals for the following exterior changes.

- In 2017 a proposal to remodel the building and to update the exterior of the building with architectural changes to enhance the building the Certificate of Appropriateness was approved. The elevations approved for this request have been provided in the staff report.
- Later in 2019 a request was made to restore the back windows of the building. This Certificate of Appropriateness was approved for this change as well.
- In 2021 a request was made to add exterior signage to the building, one wall sign and one projecting sign. This request was also approved for a Certificate of Appropriateness.

Analysis:

Analysis of each proposed change is as follows:

1- Rear Door

The request is to remove the existing vinyl address from the rear door of the building and to be replaced with a new vinyl sign. The "Var Inn" will be the new sign placed on the back entrance to the buildings. The size, design, materials and location of this sign are appropriate and will not detract from the building's facade or architectural features. The proposed sign could be found to be compatible with the guidelines.

2- Projecting Sign

This request is to replace the face of the front projecting sign with a new face. The existing projecting sign is was approved with a Certificate of Appropriateness in 2022. The change will reflect the new owners name "Varin". This is a minor change and does not require any structural changes to the existing frame. The colors and material of the proposed face are characteristic of other signs within the district. The proposed sign could be found to be compatible with the guidelines.

3-Identification Block

The third change proposed by the applicant is to cover the existing engraved building name "Gate" with an aluminum composite material with the name "Varin". Debra Gates is responsible for the design of the current building that was approved for a Certificate of Appropriateness in 2017. An elevation of the proposed changes has been provided in the packet. As part of the approval the name "Gates" was intended to be a permanent architectural feature of the building. The proposal to cover this architectural feature is not a sign change it is an alteration to a character defining element. The name was intended to give the building an identity, not to identify a business operating in the building. While the building is non-contributing, the Historic Guidelines still encourage preserving architectural features that define the building. Concealing this architectural feature could be considered inappropriate based on the Secretary of Interior Standards that discourages obstructing or removing architectural features. This change could be found to be incompatible with the guidelines.

4-Wall Sign

The fourth and final proposal is to remove the existing wall sign located on the east side of the building. The proposed wall sign fits within the architectural elements of the facade about the windows and is appropriately sized for the building. The sign will not be illuminated and should not overpower the architectural features of the building. The proposed sign could be found to be compatible with the guidelines.

Conclusion:

Upon conclusion, the final decision on the request is made by the commission. The commission can approve the request as presented, approve with conditions, deny the request or table the request for

additional information. Should the Commission approve this request, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the applicant obtaining permits as required by City Code Standards.

Attachments:

1. PZ26-0095 HPC Subject Property & District Map
2. PZ26-0095 Applicant Narrative
3. PZ26-0095 Sign Location -Aerial
4. PZ26-0095 Exhibits
5. PZ26-0095 2017 Approved COA
6. PZ26-0095 NRHP- Information
7. PZ26-0095 2019 Approved COA
8. PZ26-0095 2022 Approved COA

Subject Property & District





July 20th 2026

City of Twin Falls
Historical Committee
203 Main Ave E
Twin Falls, ID 83303

RE: New signs for Willow Realty & Varin Properties LLC

To whom it may concern:

We would like to apply for a Certificate of Appropriateness to add (1) projecting sign on the Northeast (rear) elevation, replace (1) existing wall sign on the East Elevation, reface (1) existing projecting sign on the Southeast corner elevation and replace (1) building identification sign on the building front. The reason for this application is for business identification for a new business to be located at 147 Main Ave East in the Downtown Historical District.

The projecting sign on the rear of the building will be non-illuminated aluminum sign with a 2" square tube frame. The copy will be FCO aluminum with opaque white digital print. The wall sign will be non-illuminated and constructed of an aluminum logo cabinet with 2" return and painted white, green and tan. The copy will be 2" aluminum letters painted white and flush mounted to the wall. The existing projecting sign will be painted black outlines and new white aluminum faces with 1/4" FCO aluminum letters and graphics painted black and installed into the existing sign. The existing projecting sign was approved by the historical commission in March of 2022 under certificate number PZ22-0054. The building identification panel will be a black aluminum panel with gray digital print applied and will cover the existing building identification sign in the existing stone decoration.

The signs are designed in accordance with the requirements of section 3.5 of the Historic Guidelines and will be manufactured and installed by Lytle Signs. There will be no hand lettering or plastic. The signs will also be designed to complement the building design as well as the neighborhood. The signs will not create any negative impact on the uniformity of the historical district and have been designed to meet the guidelines of Twin Falls City sign ordinances.

Sincerely,

Robert Reeder

Site Plan, Willow Realty/Varin

Robert Reeder/Lytle Signs
PO Box 305
Twin Falls, ID 83303
(site plan for reference only)

Legend
147 Main Ave. E
Twin Falls, ID 83301

Existing Sign #1 non-illuminated door sign

147 Main Ave. E

proposed location sign #4
non-illuminated wall sign

proposed location sign #3
building Identification sign

Existing sign #2 non-illuminated
projecting sign (reface only)

Main Ave E



Sign #1



Sign #4



Sign #3



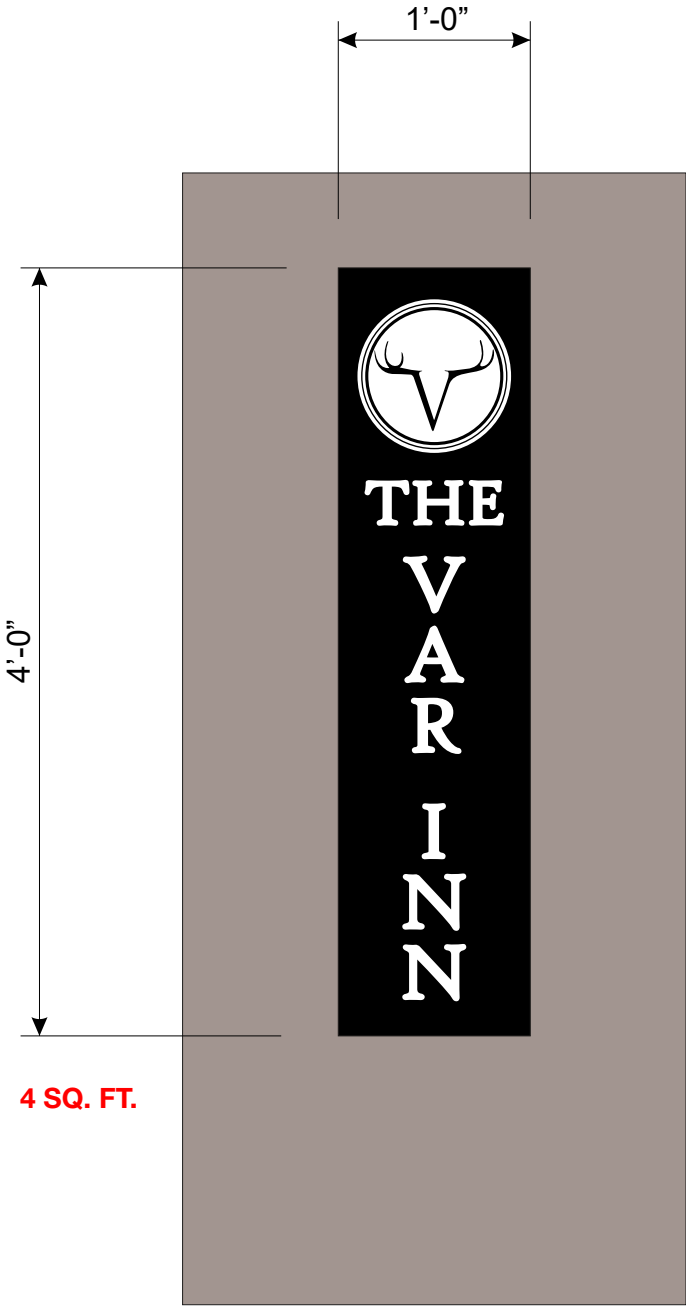
Sign #2

Request # 1 - Rear Door Sign

Existing Northeast
Elevation (rear)



DOOR VINYL SIGN ON REAR OF BUILDING



DOOR VINYL

STRIP EXISTING VINYL FROM DOOR

NEW DIGITAL PRINT ON OPAQUE WHITE VINYL

CUT AND APPLIED TO ENTRY DOOR



EXISTING



PROPOSED



AN EMPLOYEE OWNED COMPANY

CLIENT:	Varin Properties
ADDRESS:	Twin Falls, ID
DATE:	7/7/2026
SCALE:	1" = 1'
ACCOUNT EXECUTIVE:	ML
DRAWN BY:	AS
FILE NAME:	Varin Properties LLC\Flag Mount - J21523
QUOTE:	J21523
REVISIONS:	7/14/2026 7/22/2026 7/23/2026
PAGE 1 OF 5	
LYTLE SIGNS © 2026 ALL RIGHTS RESERVED	
Twin Falls P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, ID 83303 208.733-1739 1.800.621.6836 fax 208.736.8653	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388-1739 fax 208.388.3966	
lytlesigns.com	
	

APPROVED BY:
DATE:

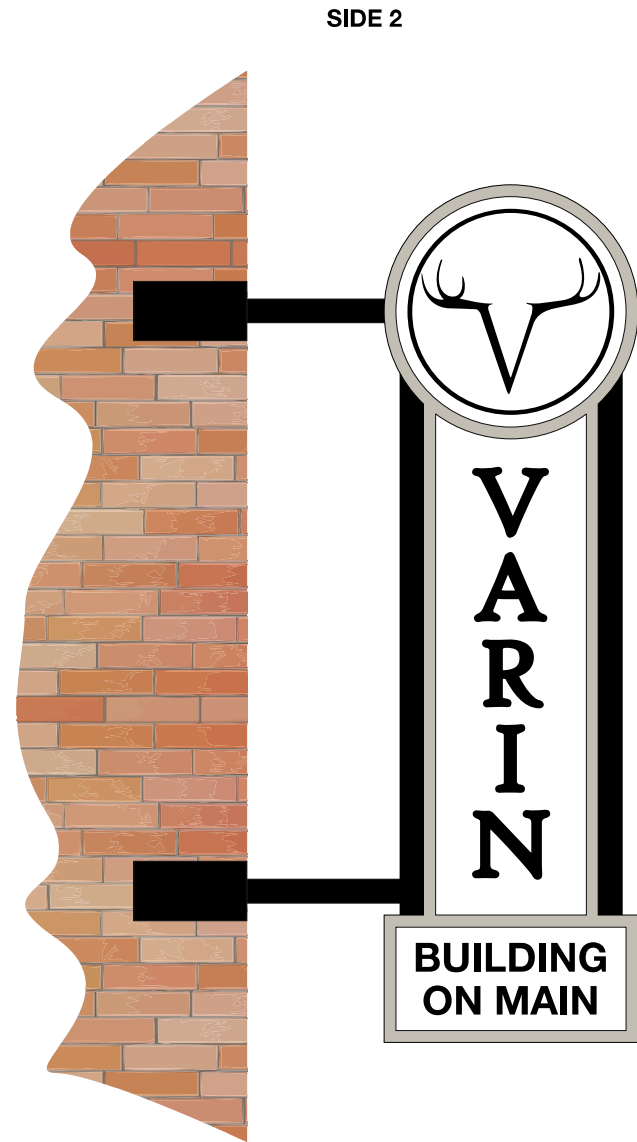
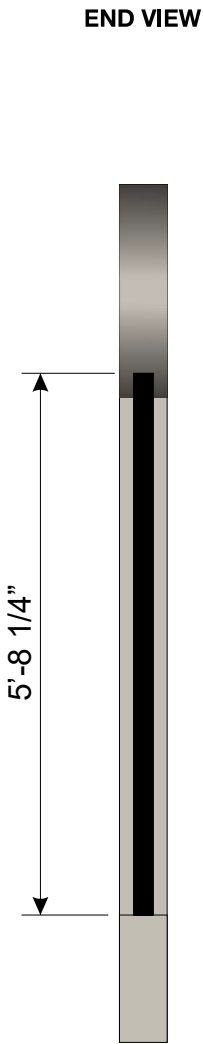
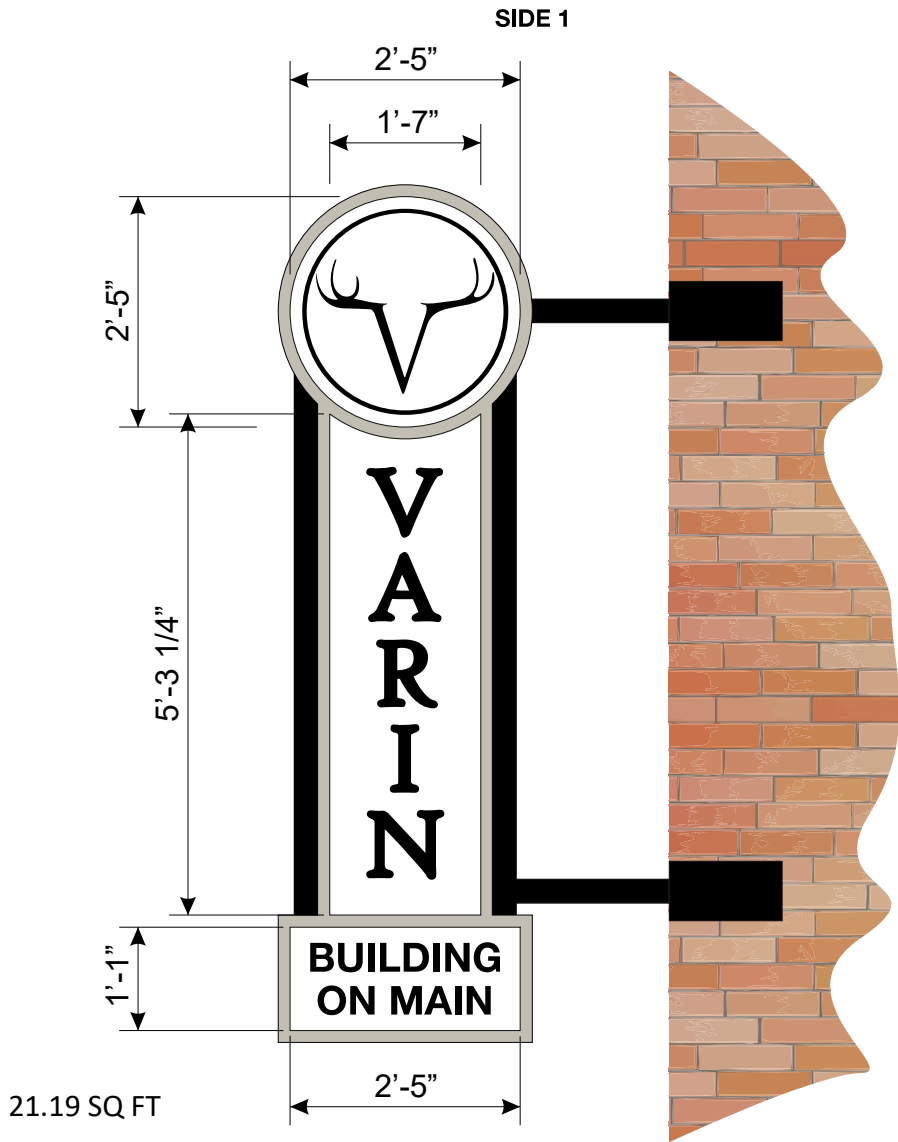
UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEY FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504).
THIS RENDERING IS CONCEPTUAL — COLORS MAY NOT REPRESENT ACTUAL FINISH — ILLUMINATED AND DAYLIGHT COLORS WILL VARY

Request # 2 - Projecting Front Sign



Existing Southeast Elevation

Sign #2
Reface of existing sign



D/F NON-ILLUM. FLAG MOUNT REFACE

REMOVE EXISTING FACES

REPAINT BLUE ACCENTS BLACK

MANUFACTURE NEW:

.063 WHITE ALUMINUM FACES

1/4" FCO ALUMINUM COPY AND GRAPHICS
PAINTED BLACK
FLUSH MOUNTED TO FACES

INSTALLED ON EXISTING FLAG MOUNT CABINET



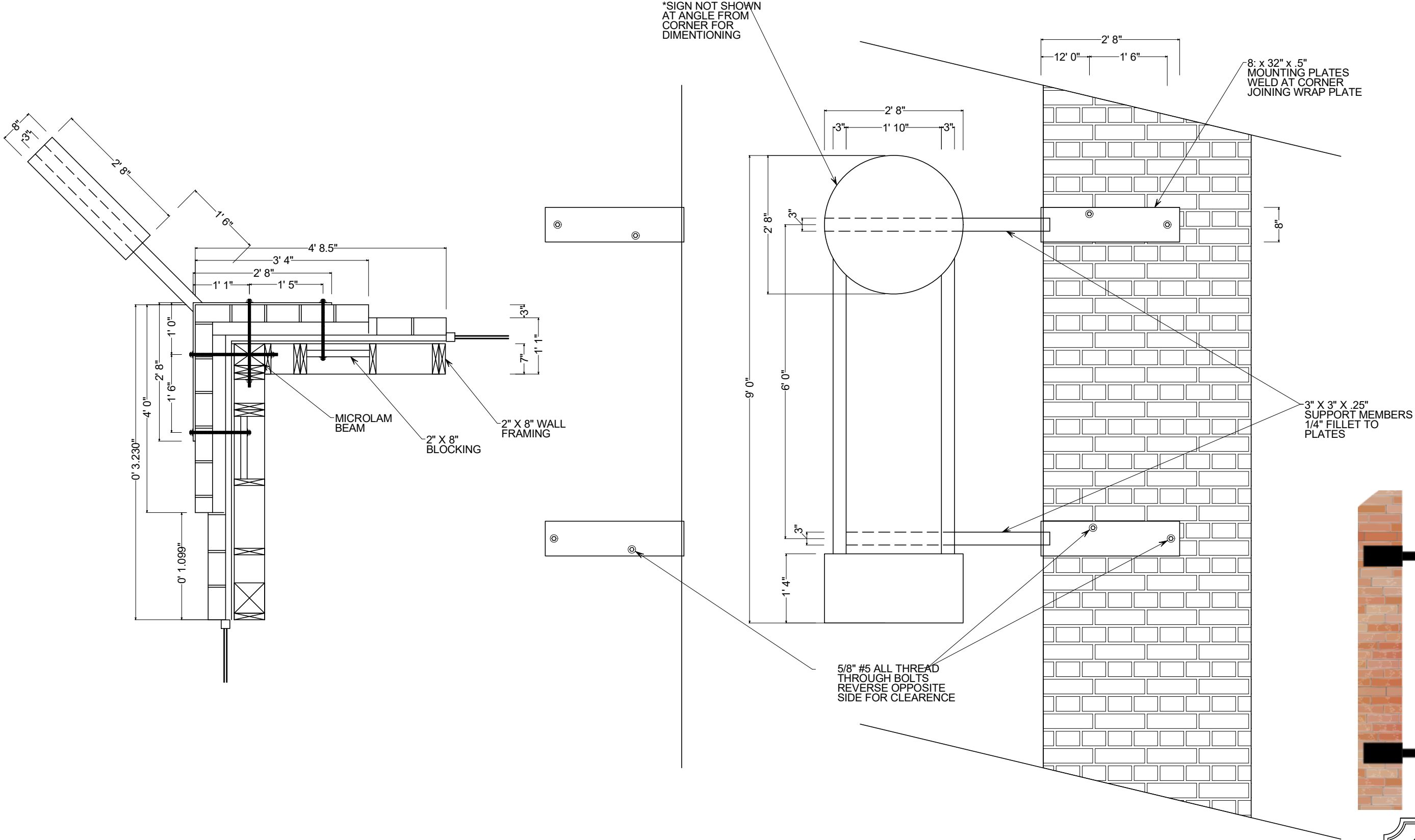
AN EMPLOYEE OWNED COMPANY

CLIENT:	Varin Properties
ADDRESS:	Twin Falls, ID
DATE:	7/7/2026
SCALE:	1/2" = 1'
ACCOUNT EXECUTIVE:	ML
DRAWN BY:	AS
FILE NAME:	Varin Properties LLC\Flag Mount - J21523
QUOTE:	J21523
REVISIONS:	7/14/2026
LYTLE SIGNS © 2026 ALL RIGHTS RESERVED	
Twin Falls P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, ID 83303 208.733-1739 1.800.621.6836 fax 208.736.8653	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388-1739 fax 208.388.3966	
lytlesigns.com	
APPROVED BY:	
DATE:	

UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEY FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504)

THIS RENDERING IS CONCEPTUAL — COLORS MAY NOT REPRESENT ACTUAL FINISH — ILLUMINATED AND DAYLIGHT COLORS WILL VARY

Flag Mount Attachment, as attached (existing sign)



CLIENT: BLUPRINT HOME LOANS	DATE: MAR. 21, 2022		DRAWN BY: MLS
ADDRESS: 147 S. MAIN ST., TWIN FALLS, ID	SCALE:	WO #:	PATH: VOL 4/ ALL JOBS .../site

Request # 3 - Identification Block

Untitled Map

Write a description for your map.

Legend

147 Main Ave. E

Existing West
Elevation (front)



Google Earth

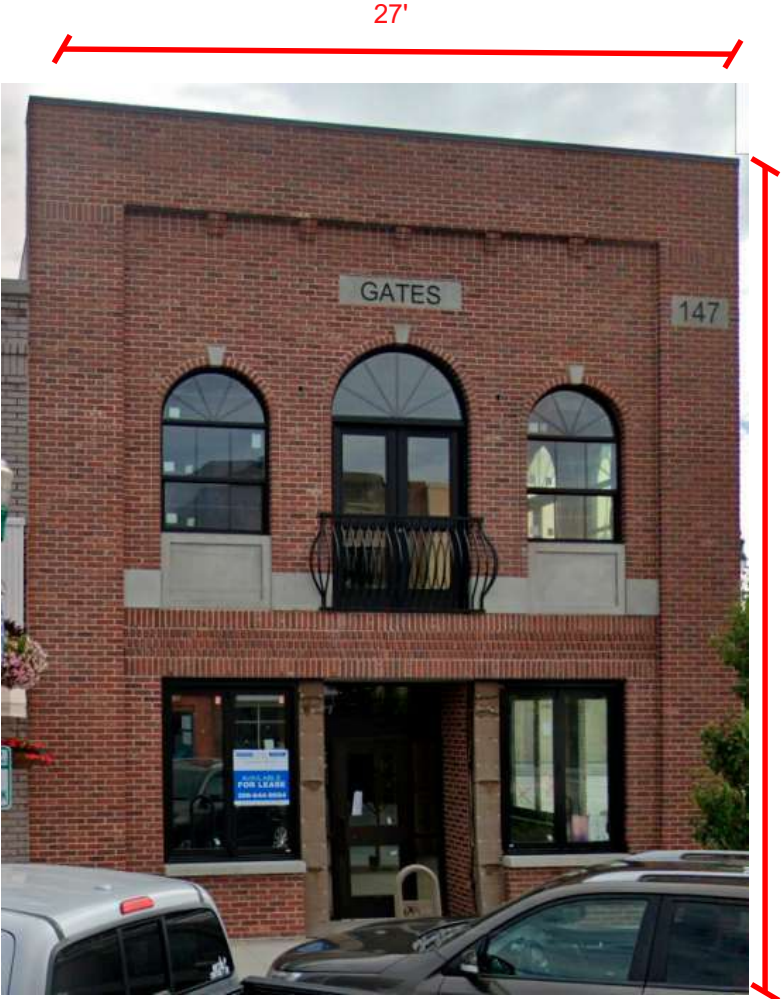
© 2026 Google

7.43 ft

Sign #3
New building identification



5.64 SQ FT



EXISTING



EXISTING



PROPOSED

NON-ILLUM. WALL SIGN

BLACK ACM PANEL

DIGITAL PRINT COPY APPLIED

FLUSH MOUNTED TO WALL OVER EXISTING STONE DECORATION



AN EMPLOYEE OWNED COMPANY

CLIENT:	Varin Properties
ADDRESS:	Twin Falls, ID
DATE:	7/7/2026
SCALE:	1" = 1'
ACCOUNT EXECUTIVE:	ML
DRAWN BY:	AS
FILE NAME:	Varin Properties LLC\Flag Mount - J21523
QUOTE:	J21523
REVISIONS:	7/14/2026

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ALL RIGHTS RESERVED

Twin Falls
P.O. BOX 305
1925 KIMBERLY RD.
TWIN FALLS, ID 83303
208.733-1739
1.800.621.6836
fax 208.736.8653

Boise/Meridian
2070 E. COMMERCIAL ST.
MERIDIAN, ID 83642
208.388-1739
fax 208.388.3966

lytlesigns.com

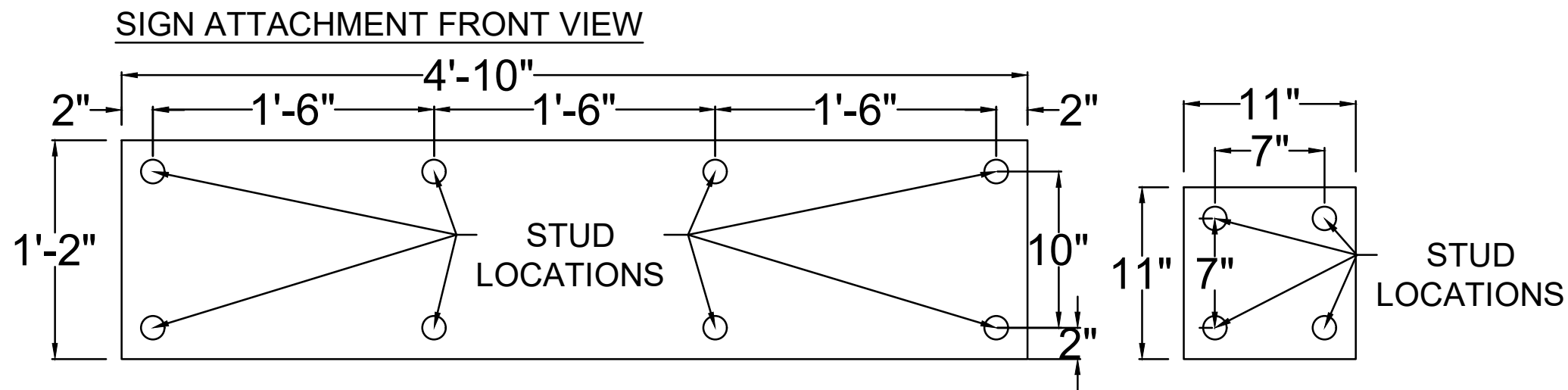
WSA
WORLD SIGN ASSOCIATE

APPROVED BY:
DATE:

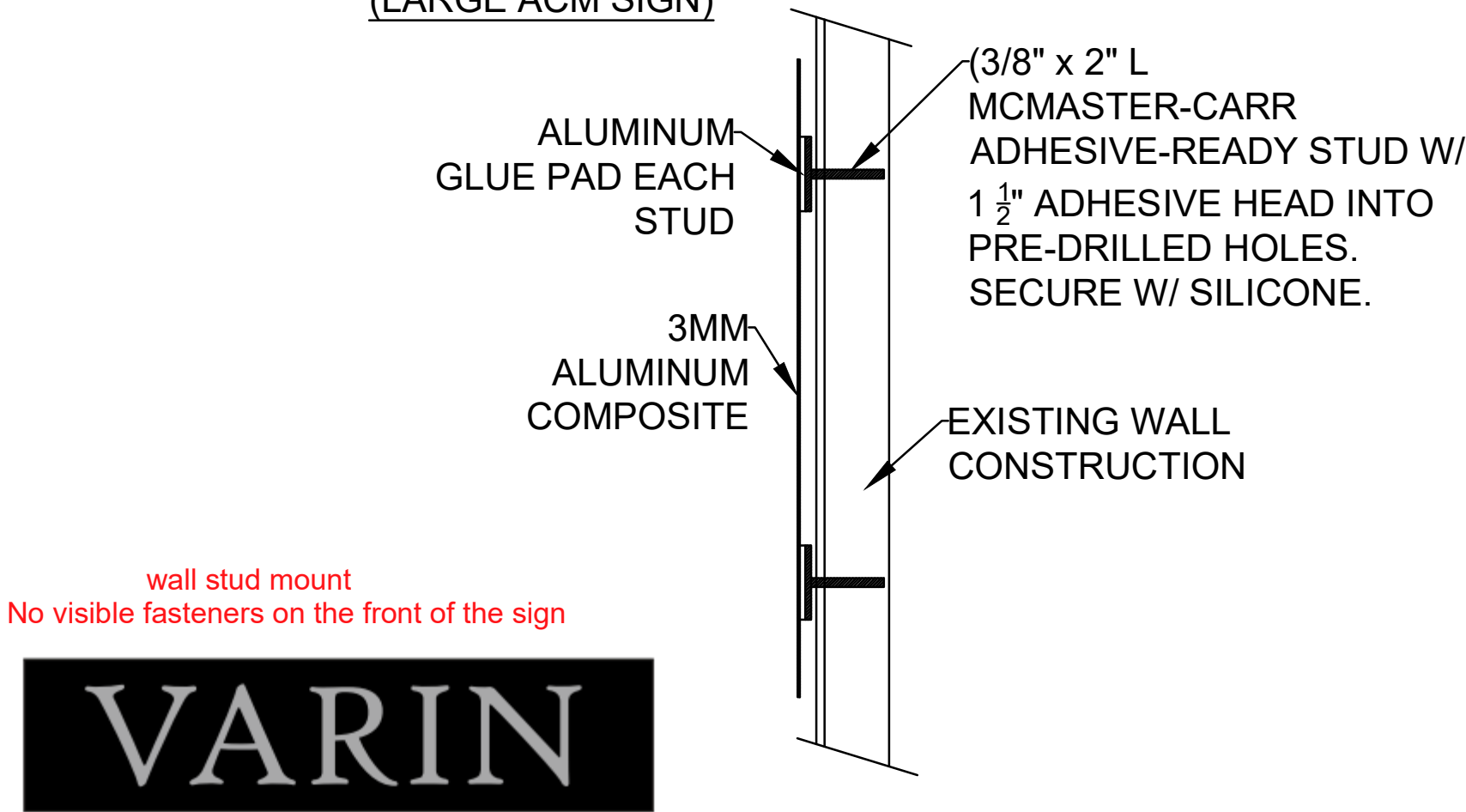
UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEY FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504)

THIS RENDERING IS CONCEPTUAL — COLORS MAY NOT REPRESENT ACTUAL FINISH — ILLUMINATED AND DAYLIGHT COLORS WILL VARY

FLUSH-MOUNT ACM PANEL SIGNS
- 3MM ACM PANELS



SIGN ATTACHMENT PROFILE
(LARGE ACM SIGN)



AN EMPLOYEE OWNED COMPANY

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CLIENT:	VARIN PROPERTIES
ADDRESS:	TWIN FALLS, ID
DATE:	07/27/26
REVISION:	1
SCALE:	1"=1'-0"
DRAWN BY:	LOGAN B.
OBJECT :	FRONT & PROFILE

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2017 Historic Preservation Commission Approved Certificate of Appropriateness



Request # 4- Wall Sign

Existing East Elevation
(facing water fountain)

 blueprint | HOME LOANS



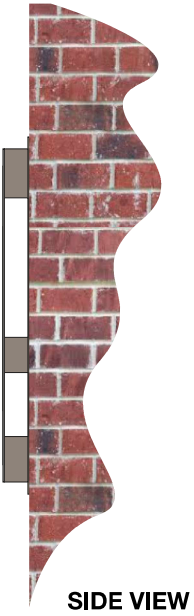
Sign #4

New wall sign to replace existing



COLOR KEY

	PMS 2298 C
	PMS 403 C



EXISTING



PROPOSED

NON-ILLUM. WALL SIGN

- LOGO:
- 2" ALUMINUM RETURNS w/ ALUMINUM FACE
PAINTED TAN (PMS 403 C)
 - FLUSH MOUNTED TO ALUMINUM BACKER
PAINTED TAN (PMS 403 C)
 - FLUSH MOUNTED TO BRICK WALL
- .125 FCO ALUMINUM LOGO GRAPHICS AND BORDER
PAINTED GREEN (PMS 2298 C) AND WHITE
FLUSH MOUNTED TO LOGO FACE
- COPY:
- 2" ALUMINUM RETURNS w/ ALUMINUM FACES
PAINTED WHITE
 - FLUSH MOUNTED TO ALUMINUM BACKERS
PAINTED TAN (PMS 403 C)
 - FLUSH MOUNTED TO BRICK WALL



AN EMPLOYEE OWNED COMPANY

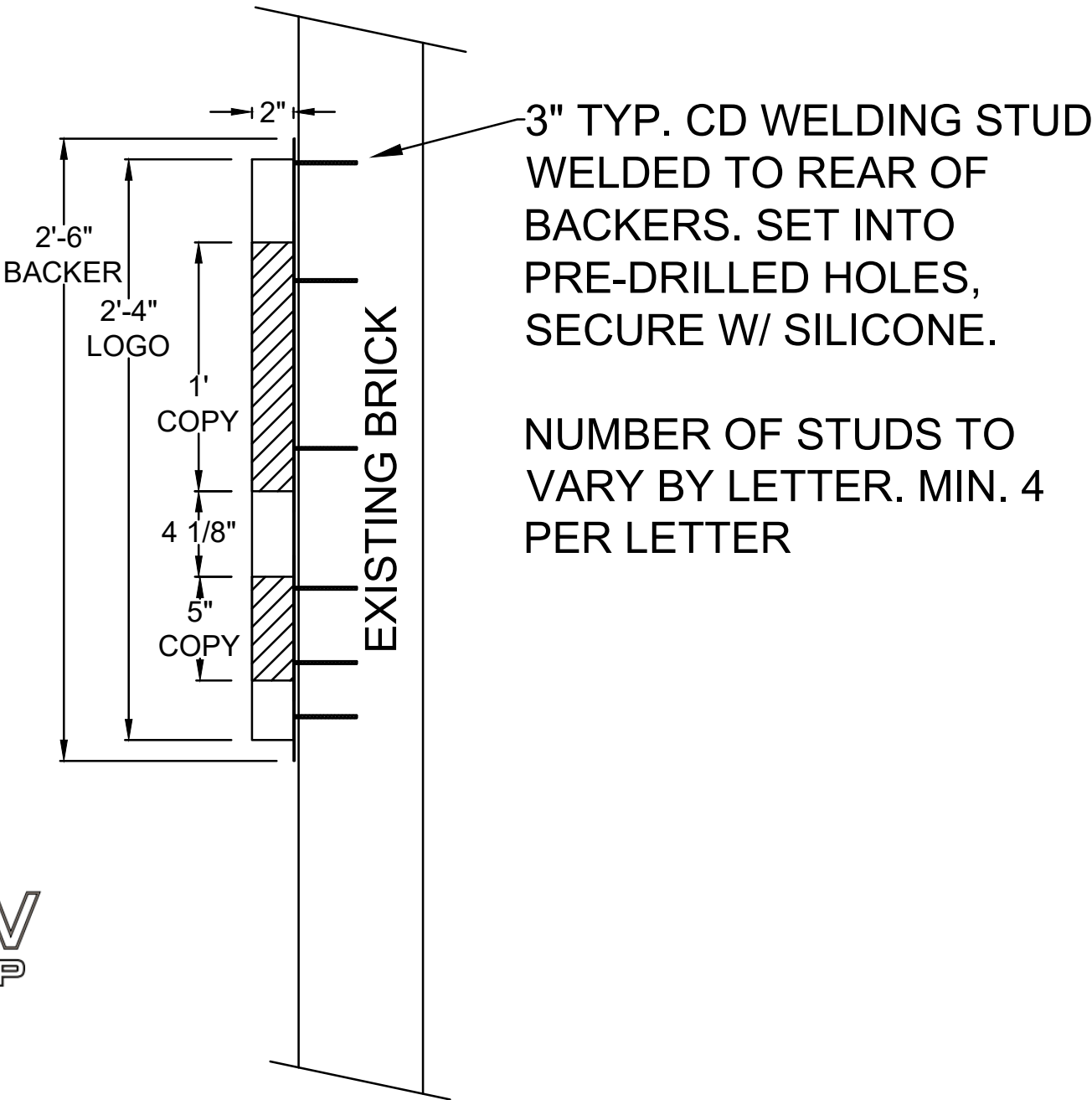
CLIENT:	Willow Realty Group
ADDRESS:	Twin Falls, ID
DATE:	7/6/2026
SCALE:	3/4" = 1'
ACCOUNT EXECUTIVE:	ML
DRAWN BY:	AS
FILE NAME:	Willow Realty Group\Wall Sign - J21483
QUOTE:	J21483
REVISIONS:	7/14/2026 7/14/2026_2
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Twin Falls P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, ID 83303 208.733-1739 1.800.621.6836 fax 208.736.8653	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388-1739 fax 208.388.3966	
lytlesigns.com	
WSA	
APPROVED BY:	
DATE:	

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THIS RENDERING IS CONCEPTUAL — COLORS MAY NOT REPRESENT ACTUAL FINISH — ILLUMINATED AND DAYLIGHT COLORS WILL VARY

NON-ILLUM. WALL SIGN ATTACHMENT PRFILE

CONSTRUCTION : 2" X 0.080" ALUM. RETURNS W/ 0.125" ALUM. FCO GRAPHICS
- BACKERS : 0.080 ALUM. ROUTED TO MATCH LOGO & COPY W/ EXTRA 1" OFFSET



3" TYP. CD WELDING STUD
WELDED TO REAR OF
BACKERS. SET INTO
PRE-DRILLED HOLES,
SECURE W/ SILICONE.

NUMBER OF STUDS TO
VARY BY LETTER. MIN. 4
PER LETTER



WILLOW
REALTY GROUP



AN EMPLOYEE OWNED COMPANY

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THE EXPRESS WRITTEN CONSENT
OF SAID COMPANY.
THE SALE OF THE DESIGNED
MATERIALS DOES NOT
CONSTITUTE THE TRANSFER OF
OWNERSHIP OF DESIGN OR
DRAWINGS.

CLIENT:	WILLOW REALTY
ADDRESS:	TWIN FALLS, ID
DATE:	07/16/26
REVISION:	1
SCALE:	1:10
DRAWN BY:	LOGAN B.
OBJECT :	PROFILE ATTACHMENT

LYTLE SIGNS © 2026



Existing

2017 Historic Preservation Commission Approved Certificate of Appropriateness



Proposed & Approved

National Registry Information

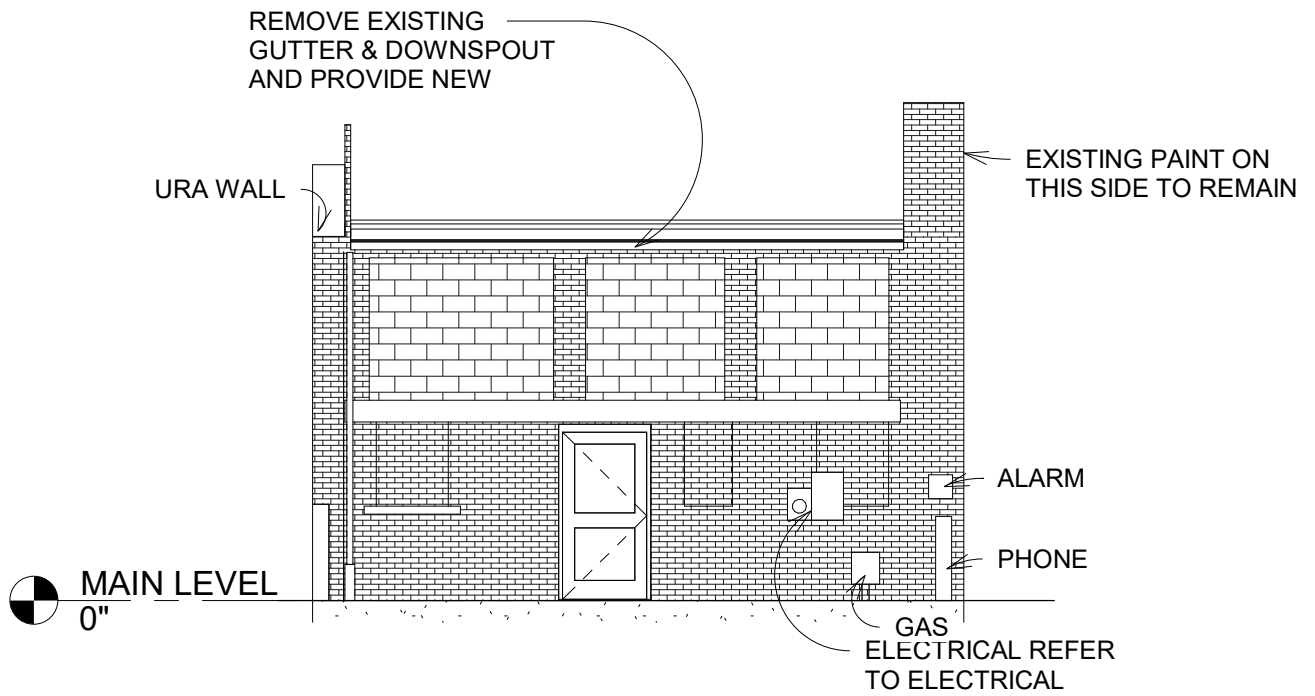


42. Hemenway and Moser Co.
147 Main Avenue E.
Non-contributing
c. 1909

This one-and-one-half story, brick building has three inset panels in the second story and the same masonry detail below the roofline as does the building next door (site 41). The three panels and the wall above are the only visible remnants of original materials, as vertical siding and lava rock have been applied to the wall below.

The Fargo Tailoring Company is mentioned at this address in 1910. By 1917 a tobacco company, Hemenway and Moser Co., had moved in, occupying the building until the late 1940s. Hemenway and Moser was established in Salt Lake City in 1890 by Oscar Hemenway, a native of Deerfield, Michigan.²² During the 1950s Evergreen Stores was located here; however, it had been replaced by Redden's Pool and Billiards by 1960.





1 CA EXISTING EAST ELEVATION
1/8" = 1'-0"



EXISTING EAST PERSPECTIVE N.T.S.

Laughlin Ricks Architecture
—architecture/planning—

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

OWNER:

DEBRA GATES
12421 IRVING STREET
BOISE, ID 83713
PH: 208.731.4043 EMAIL: chumom@hotmail.com

147 MAIN

DEBRA GATES
EAST ELEVATION
WINDOWS

EXISTING CONDITIONS

**CERTIFICATE OF APPROPRIATENESS
APPLICATION**

Drawn by

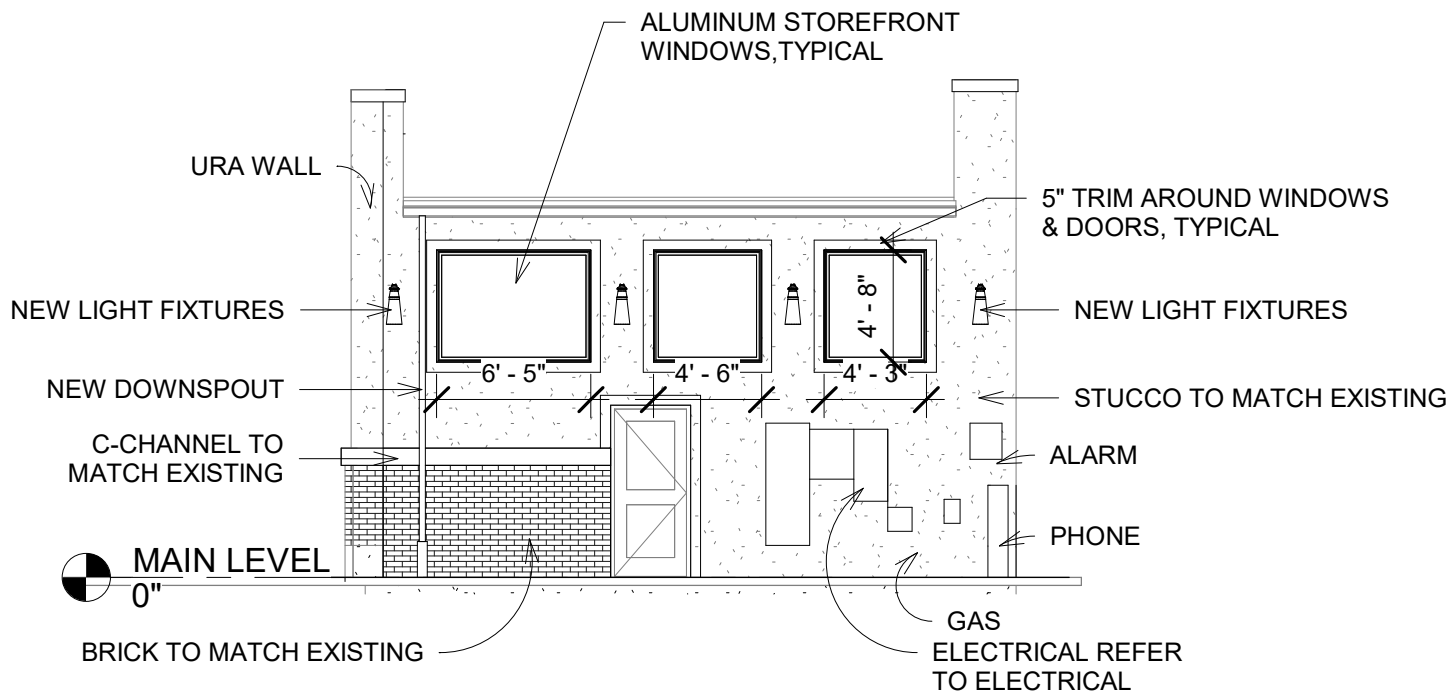
KM

Checked by

RCR

CA1-2

Scale 1/8" = 1'-0"



1 CA EAST ELEVATION PHASE 2
1/8" = 1'-0"



2 RENDER 7.25.19
12" = 1'-0"

Laughlin Ricks Architecture
architecture/planning

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

OWNER:

DEBRA GATES
12421 IRVING STREET
BOISE, ID 83713
PH: 208.731.4043 EMAIL: chumom@hotmail.com

147 MAIN

DEBRA GATES
EAST ELEVATION
WINDOWS

PROPOSED CHANGES

CERTIFICATE OF APPROPRIATENESS
APPLICATION

Drawn by

Author

Checked by

Checker

CA1-3

Scale As indicated

Existing building
Blueprint Homes
147 Main Ave E

Robert Reeder/Lytle Signs
PO Box 305
Twin Falls, ID 83303

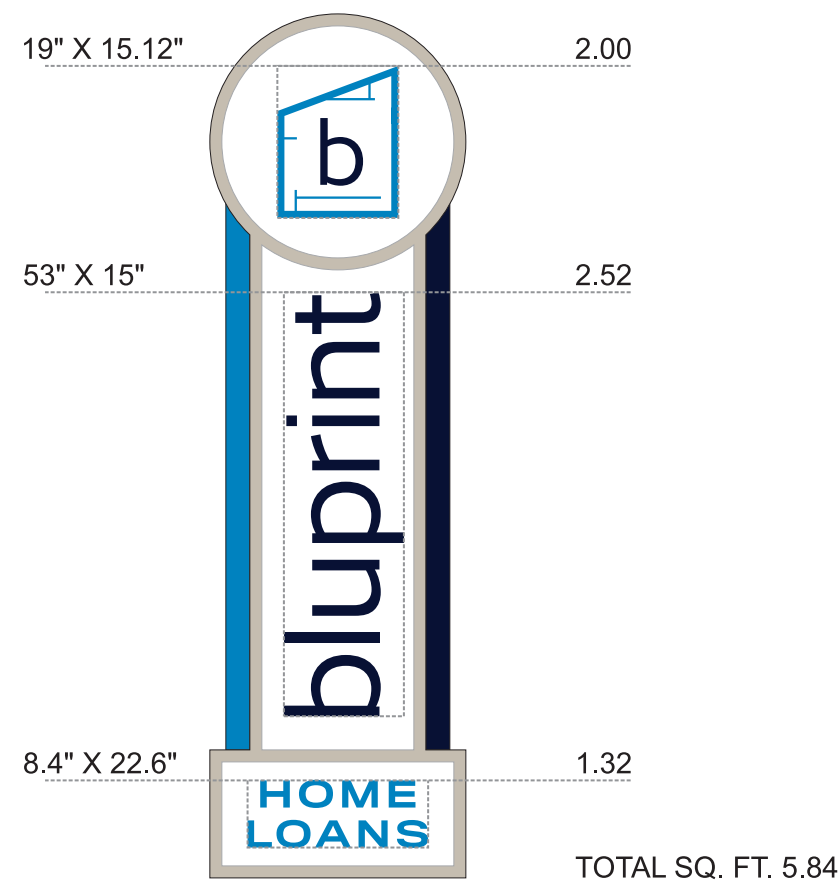
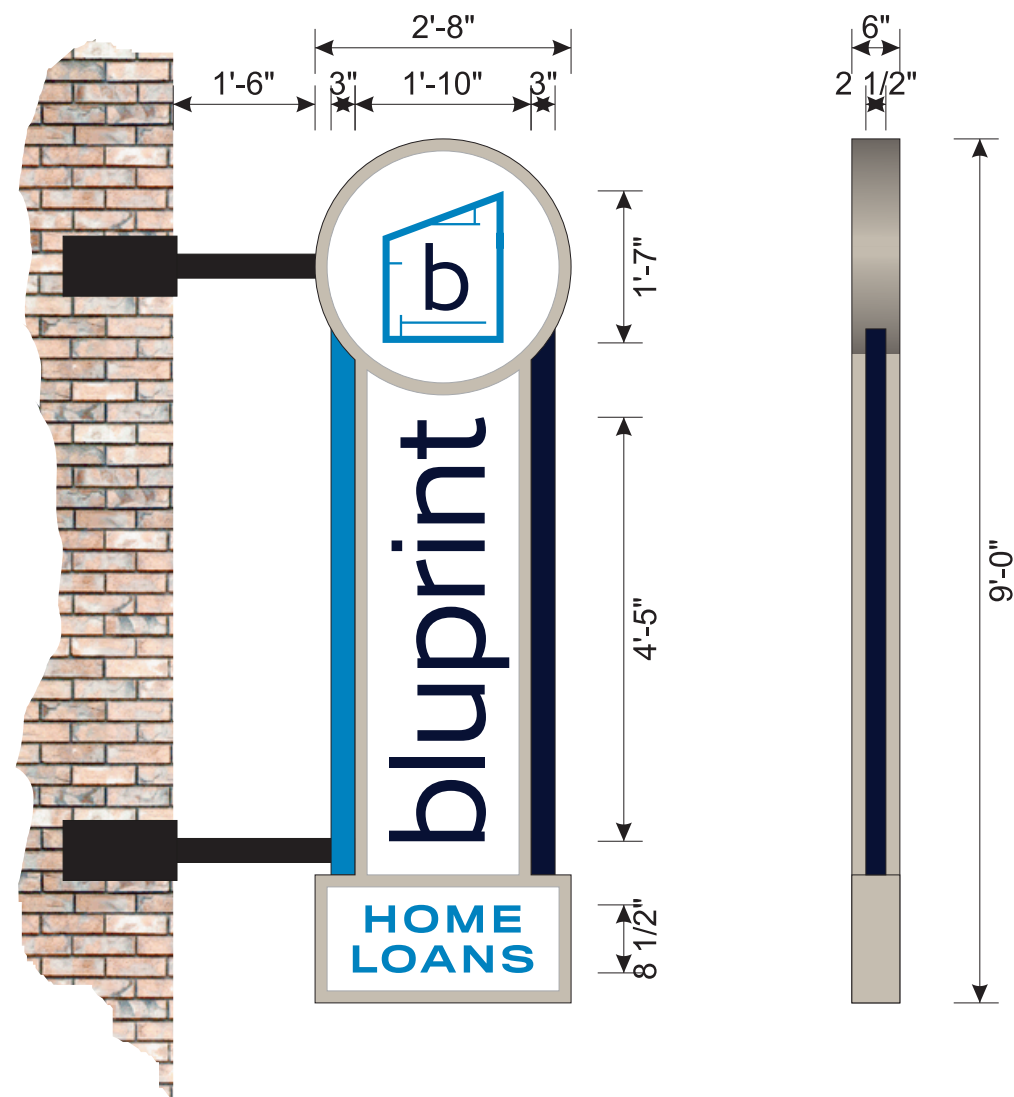




AN EMPLOYEE OWNED COMPANY

CLIENT:	Blueprint Home Loans
ADDRESS:	147 S. Main St. Twin Falls, ID
DATE:	01-27-2022
SCALE:	1/2"=1'
ACCOUNT EXECUTIVE:	Justin S.
DRAWN BY:	RL
FILE NAME:	Blueprint Home Loans\ flag mount 48696.
QUOTE:	48696
REVISIONS:	01-28-2022 02-08-2022 03-07-2022
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Twin Falls P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, ID 83303 208.733-1739 1.800.621.6836 fax 208.736.8653	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388-1739 fax 208.388.3966	
lytlesigns.com	
WSA WORLD SIGN ASSOCIATES	
APPROVED BY:	
DATE:	

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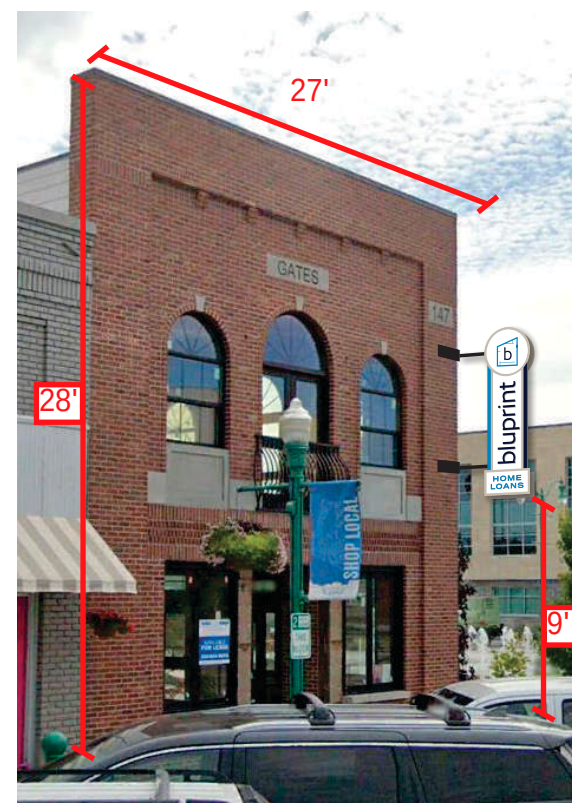
DOUBLE FACE FLAG MOUNT SIGN

ALUMINUM CABINET PAINTED ROYCROFT MIST GRAY (SW 2844)
FCO .063 WHITE ALUMINUM BACKGROUNDS FLUSH MOUNTED
ALUMINUM SIDE ACCENT PIECES POWDER COATED RAL 5002 & RAL 5012
1/4" FCO ALUMINUM LOGO & COPY POWDER COATED RAL 5002 & RAL 5012
LOGO & "BLUEPRINT" MOUNTED TO CABINET WITH 1/2" STAND OFFS
"HOME LOANS" FLUSH MOUNTED

SIGN THROUGH BOLTED TO CORNER OF BUILDING
WITH SQ. TUBE SUPPORTS & STEEL PLATES PAINTED BLACK

-  RAL 5002 ULTRAMARINE BLUE
-  RAL 5012 LIGHT BLUE

**NOTE: RAL COLORS ARE CLOSES MATCH TO CUSTOMER
SUPPLIED ARTWORK NO COLOR SPECIFICATIONS GIVEN**



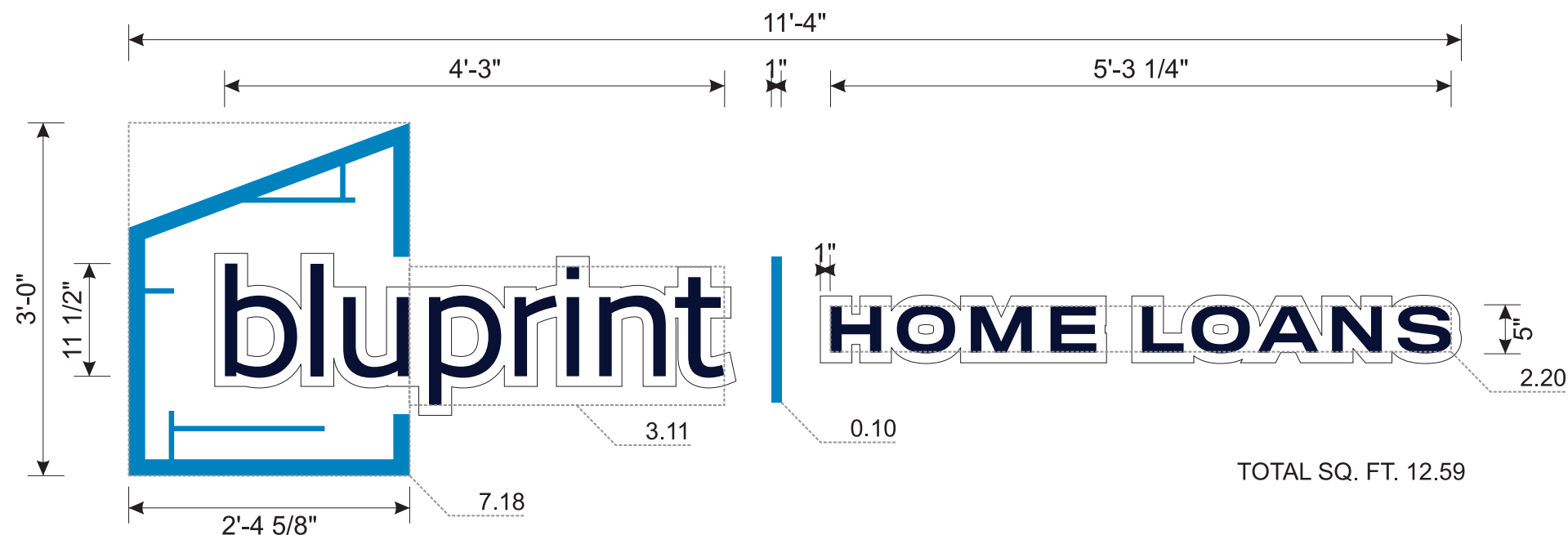
Front view



side profile



AN EMPLOYEE OWNED COMPANY



TOTAL SQ. FT. 12.59

ILLUMINATED WALL DISPLAY

LOGO & LINE - .125 FCO ALUMINUM POWDER COATED LIGHT BLUE

COPY - ALUMINUM FACES & 2" ALUMINUM RETURNS
POWDER COATED ULTRAMARINE BLUE
WHITE L.E.D. HALO ILLUMINATION

COPY BACKER PANELS - .125 FCO ALUMINUM POWDER COATED WHITE

FCO ALUMINUM FLUSH MOUNTED TO BUILDING
COPY MOUNTED WITH 1 1/2" STAND OFFS

 RAL 5002 ULTRAMARINE BLUE

 RAL 5012 LIGHT BLUE

**NOTE: RAL COLORS ARE CLOSES MATCH TO CUSTOMER
SUPPLIED ARTWORK NO COLOR SPECIFICATIONS GIVEN**



ILLUMINATION VIEW



East (side) Elevation

CLIENT:	Blueprint Home Loans
ADDRESS:	147 S. Main St. Twin Falls, ID
DATE:	01-27-2022
SCALE:	3/4"=1'
ACCOUNT EXECUTIVE:	Justin S.
DRAWN BY:	RL
FILE NAME:	Blueprint Home Loans\ flag mount 48696.
QUOTE:	48696
REVISIONS:	02-23-2022 03-07-2022 03-14-2022
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Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388-1739 fax 208.388.3966	
lytlesigns.com	
	
APPROVED BY:	
DATE:	



Date: Monday, August 3, 2026
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for proposed new signage on property located at 146 2nd Avenue South. (PZ26-0097)

Time Estimate:

Approximately 5–10 minutes for the presentation with questions/comments to follow.

Background:

In December 2024, the applicant was issued a violation notice for installing a sign without a permit and without approval of a Certificate of Appropriateness from the Historic Preservation Commission. After some discussion and clarification of the process with the applicant, the sign was removed in March 2025. The applicant later submitted an application for a sign permit that revealed the sign could not be permitted because it was non-compliant with the sign regulations. However, in January 2026, the City Council approved the zoning code re-write, which included amendments to the sign code that make the sign compliant provided the roofline projection does not exceed code allowances. The sign will also need to be compatible with the guidelines for a Certificate of Appropriateness in order to be issued a permit for installation.

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regards to the application. The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The Commission may approve, approve with conditions, or deny the request. Any conditions placed by Commission shall be specifically listed on the Certificate and shall be completed as part of the approval. Any decision of the Commission may be appealed to the City Council in writing within 15 days of final approval.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-4 Historic Districts and Regulations states the regulations included in this section apply to all properties located within the Twin Falls Downtown, City Park and Warehouse Historic District.

Any applicant desiring to construct, repair, alter, restore, modify, relocate, demolish, or change in any manner the exterior portion of any building or structure within the Historic Districts listed in this section shall apply for and receive a Certificate of Appropriateness prior to any granting of building permits or changes to the exterior portion of said building or structure.

History:

In 2000, a survey of the downtown area was completed to create the downtown historic district recognized on the National Registry of Historic Places. In 2017, this district became a locally recognized

historic district and design guidelines were adopted for the Certificate of Appropriateness process. The National Registry of Historic Places listed this building as non-contributing and stated that it was constructed circa 1980. Following the adoption of the Certificate of Appropriateness, there is no significant history to report. This will be the first request for a Certificate of Appropriateness the commission has reviewed for this property.

Analysis:

Analysis of each proposed change is as follows:

The applicant is requesting approval to install a non-illuminated double-sided projecting sign to the front of their building located at 146 2nd Ave S. The sign measures approximately 12 ft and would project above the roofline. The support structures consist of a welded street tube frame anchored into the roof framing. The applicant has included elevated drawings with the mounting details. The guidelines for the downtown district encourage signs to be designed to enhance the architectural character of the building. The signs should fit within the architectural elements of the facade and maintain a pedestrian scale. The design guidelines do state it is generally not appropriate to install roof-mounted signs. The proposed sign is somewhat of a hybrid with a portion projecting from the front of the building and a portion projecting above the roofline. However, the installation of the sign does show it being attached to the roof. The sign is proposed to be 12' tall, which could seem disproportionate to the front of the building.

The material appears to be a painted steel frame, a painted sign cabinet with non-illuminated graphics. These materials are generally compatible with the guidelines and appropriate for the district. The guidelines discourage internally illuminated signs. The applicant has not proposed that the sign be illuminated. If approved, staff would recommend that the sign cannot be illuminated.

Staff has found that the sign does not fit within the architectural features of the building's facade and may dominate the building visually. However, the sign is on point for the period of significance for the building.

Conclusion:

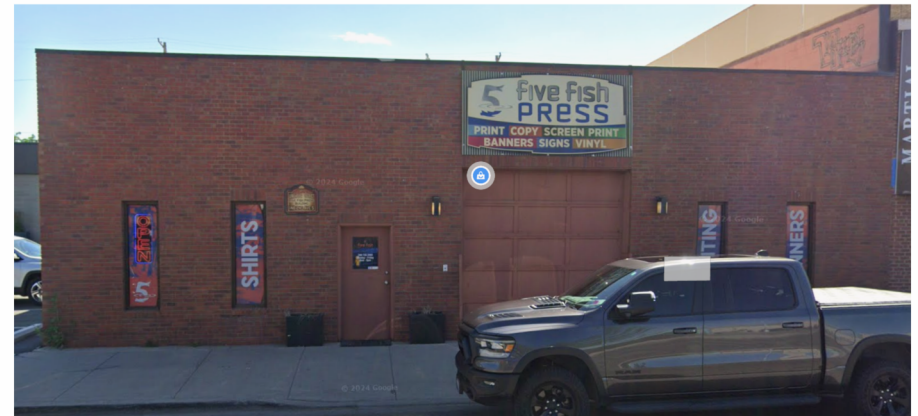
Upon conclusion, the final decision on the request is made by the commission. The commission can approve the request as presented, approve with conditions, deny the request or table the request for additional information. Should the Commission approve this request, as presented, staff recommends the following conditions:

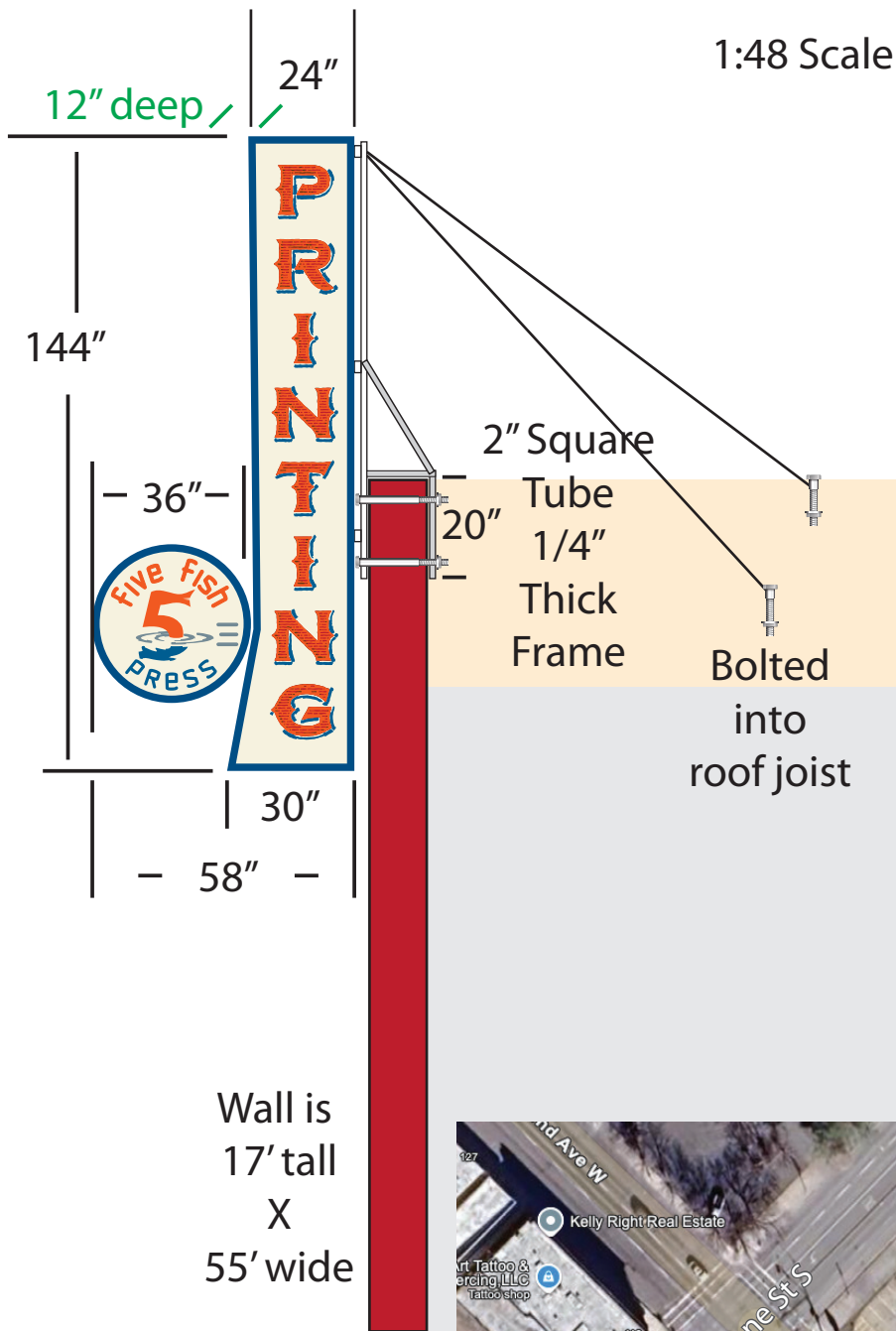
1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the applicant obtaining permits as required by City Code Standards.
3. Subject to the sign not being illuminated.

Attachments:

1. PZ26-0097 Subject Project & District Map
2. PZ26-0097 Exhibit
3. PZ26-0097 NRHP Information

Subject Property & District





National Registry Information

71. 146 Second Avenue S.
Non-contributing
c. 1980

This is a one-story, concrete-block structure with a brick facing on the street facade. This facade is dominated by a one-car garage door, flanked by two narrow vertical windows and a single door.



Date: Monday, August 3, 2026
To: Historic Preservation Commission
From:

PRESENTATION

Request:

Update on 250 projects

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None